067.A	0004	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	761,100	/	761,100
USE VALUE:	761,100	/	761,100
ASSESSED:	761,100	/	761,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		JOYCE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY RICHARD D & REGINA T/
Owner 2:	TRS/ R MURPHY FAMILY TRUST
Owner 3:	
Street 1:	4 JOYCE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY RICHARD D-REGINA T -
Owner 2:	-
Street 1:	4 JOYCE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 1320 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8361.000	291,500		469,600	761,100
Total Card	0.192	291,500		469,600	761,100
Total Parcel	0.192	291,500		469,600	761,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 576.59 | /Parcel: 576.59

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 128962

GIS Ref

GIS Ref

Insp Date 10/12/18

!5826!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0004-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	291,500	0	8,361.	469,600	761,100		Year end	12/23/2021
2021	101	FV	283,000	0	8,361.	469,600	752,600		Year End Roll	12/10/2020
2020	101	FV	283,000	0	8,361.	469,600	752,600	752,600	Year End Roll	12/18/2019
2019	101	FV	231,800	0	8,361.	436,000	667,800	667,800	Year End Roll	1/3/2019
2018	101	FV	231,800	0	8,361.	436,000	667,800	667,800	Year End Roll	12/20/2017
2017	101	FV	231,800	0	8,361.	382,400	614,200	614,200	Year End Roll	1/3/2017
2016	101	FV	231,800	0	8,361.	348,800	580,600	580,600	Year End	1/4/2016
2015	101	FV	226,300	0	8,361.	308,600	534,900	534,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:50:16

LAST REV

Date	Time
02/12/19	12:24:44
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5826

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY RICHARD	66019-534		9/2/2015	Convenience	1	No	No		
	15764-252		8/1/1984		134,500	No	No		Y

USER DEFINED

Prior Id # 1:	128962
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2008	135	Addition	18,300			G9	GR FY09	w/hbath partial 1s
11/5/2001	832	Siding	12,000	C				VINYL SIDING
9/28/2001	711	Re-Roof	6,000	C				
9/1/2001	733	Porch	6,800	C				REPAIR BRICK STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	BS	Barbara S
4/6/2009	Measured	372	PATRIOT
12/4/2001	External Ins	PM	Peter M
11/10/2000	Hearing N/C	163	PATRIOT
3/30/2000	Missed Appt.	276	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8361		Sq. Ft.	Site		0	70.	0.80	12									469,580						469,600	

Total AC/HA:	0.19194	Total SF/SM:	8361	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	469,580	Spl Credit		Total:	469,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	68464
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358064
Depreciation:	66600
Depreciated Total:	291464

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

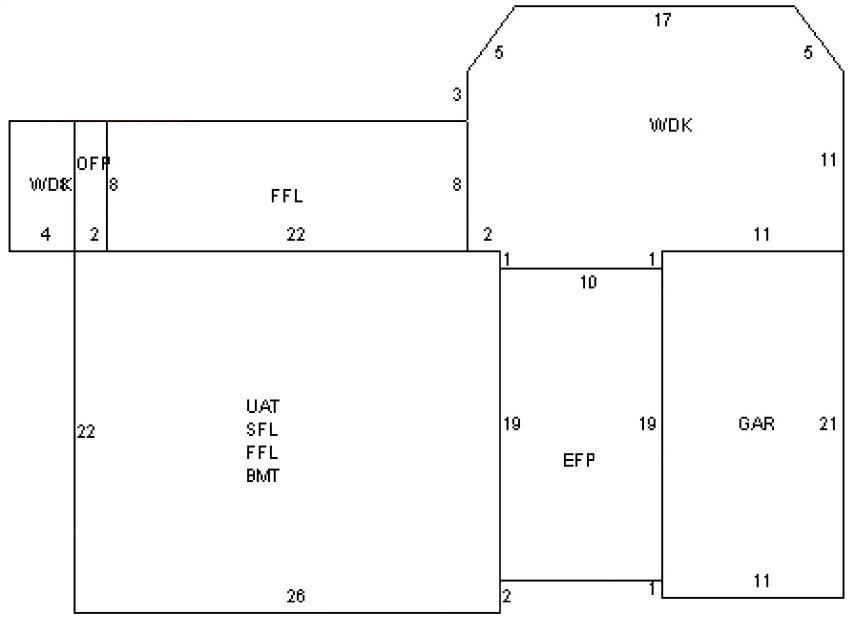
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	3	

Totals
0

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	102.39
Final Total:	291500	Val/Su SzAd	220.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	748	175.480	131,261
BMT	Basement	572	52.640	30,113
SFL	Second Floor	572	175.480	100,376
WDK	Deck	375	8.670	3,250
GAR	Garage	231	25.820	5,964
EFP	Enclos Porch	190	41.550	7,894
UAT	Upper Attic	143	70.190	10,038
OFP	Open Porch	16	44.000	704
	Net Sketched Area:	2,847	Total:	289,600
Size Ad	1320	Gross Area	3276	FinArea 1320

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0004-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc